

RESOLUTION C 2016-15 **DOCKET**
INTERLOCAL AGREEMENT

Sponsor - Mosby

THIS INTERLOCAL AGREEMENT ("Agreement") is made and entered into this 13 day of June, 2016, by and between Vanderburgh County, Indiana, by and through its Board of County Commissioners (the "County") and the City of Evansville, Indiana, by and through its Common Council (the "City").

WITNESSETH:

WHEREAS, there exists within the City of Evansville and Vanderburgh County a substantial number of properties in a neglected or unmarketable condition, including tax delinquent properties which are nonrevenue generating, vacant, or dilapidated ("Distressed Property"); and

WHEREAS, this Distressed Property contributes to the blight and deterioration of the community and constitutes an economic burden on citizens of the City of Evansville and Vanderburgh County;

WHEREAS, pursuant to I.C. 36-7-38-2, effective as of July 1, 2016, the City desires to establish a land bank to acquire and remove Distressed Property within the City of Evansville in an attempt to redevelop and stabilize neighborhoods and ultimately increase property values within the City of Evansville and Vanderburgh County; and

WHEREAS, the County, pursuant to I.C. 6-1.1-24.5 and 6-1.1-25, acquires title to certain real property that has been identified by the County Treasurer to be delinquent with respect to the payment of real estate taxes ("Tax Delinquent Property"); and

WHEREAS, the City desires to acquire certain Tax Delinquent Property from the County for purposes of the elimination of blight and its related benefits and the County desires to facilitate the City's acquisition of Distressed Property in order to transition nonrevenue generating Tax Delinquent Property into revenue generating property and increase overall property values within Vanderburgh County; and

NOW, THEREFORE, in consideration of the mutual covenants, terms, and conditions set forth herein, the parties hereby agree as follows:

1. Pursuant to I.C. 36-7-38 et seq., the City shall initiate the process of establishing a legal entity for purposes of acquisition of Distressed Property (the "Land Bank"). The City or the Land Bank shall identify Tax Delinquent Property following the annual tax sale conducted by the Vanderburgh County Treasurer's office ("Selected Properties") and shall notify the County of its list of Selected Properties within ten (10) days of such annual tax sale.
2. The County agrees to initiate proceedings to acquire tax title deeds to the Selected Properties and the City or the Land Bank agrees to reimburse the County for all reasonable and necessary costs associated with obtaining tax title deeds to the

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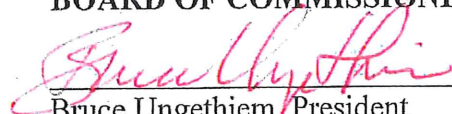
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Selected Properties including, but not limited to, costs associated with searching title, mailing costs, publication costs, and attorney's fees. No late redemptions of the Selected Properties shall be permitted by the County following the expiration of the statutory redemption period.

3. Upon acquisition of tax title deeds to the Selected Properties, the County shall transfer title to the Selected Properties via Quit Claim Deed to the City or the Land Bank, upon its formation and establishment pursuant to Indiana law.
4. The County and City acknowledge and agree that the City may transfer and assign its rights and obligations under this Agreement to the Land Bank. This Agreement shall terminate on December 31, 2019 and shall be subject to annual appropriations by the City.
5. This Agreement shall be effective upon recording with the Vanderburgh County Recorder and filing with the Indiana State Board of Accounts within sixty (60) days of approval by each party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates shown below.

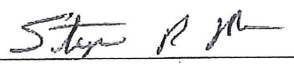
BOARD OF COMMISSIONERS OF VANDERBURGH COUNTY



Bruce Ungethiem, President



Joe Kiefer, Vice President



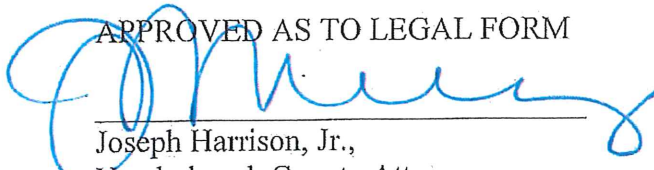
Stephen Melcher, Member

ATTEST:



Brian Gerth, Vanderburgh County Auditor

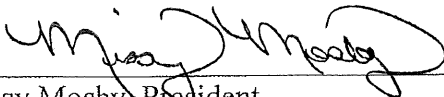
APPROVED AS TO LEGAL FORM



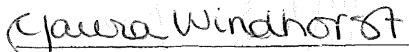
Joseph Harrison, Jr.,
Vanderburgh County Attorney

6/7/16

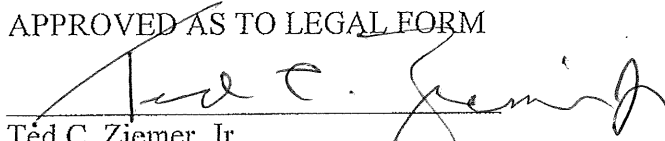
COMMON COUNCIL OF THE CITY OF EVANSVILLE


Missy Mosby, President

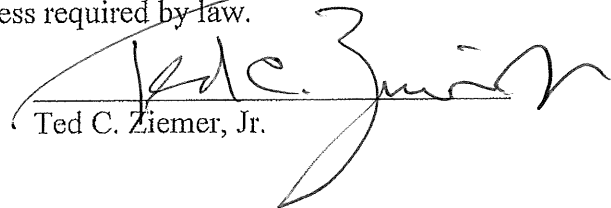
ATTEST:


Laura Windhorst
City of Evansville Clerk

APPROVED AS TO LEGAL FORM


Ted C. Ziemer, Jr.
Corporate Counsel City of Evansville

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.


Ted C. Ziemer, Jr.

This Instrument was prepared by the offices of Ziemer, Stayman, Weitzel and Shoulders,
LLP 20 NW First Street, 9th Floor, P.O. Box 916, Evansville, Indiana 47706.